

## **MINUTES**

### **RILEY COUNTY PLANNING BOARD**

**Monday, January 12, 2009  
7:30 pm**

**Courthouse Plaza East  
Commission Meeting Room  
115 North 4<sup>th</sup> Street**

Members Present: Jon Larson – Chair  
Lorn Clement – Vice-chair  
Tom Taul  
Rebecca Mosier

Members Absent: Buck Gehrt

Staff Present: Monty Wedel – Director; Kelsey Strickler – Clerical Assistant

Others Present: Diane Hoobler  
Linda Morse

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#### **OPEN PUBLIC COMMENTS**

None.

#### **CONSENT AGENDA**

The minutes of the December, 2008 meeting were presented and approved. The Report of Fees for the month of December (\$536.00) were presented and approved.

#### **HOWE LANDSCAPE INC. – (AMEND FINAL DEVELOPMENT PLAN)**

Jon Larson opened the public hearing at the request of the Board of County Commissioners to amend zoning regulations for borrow pits.

Monty Wedel, director, presented the request. Mr. Wedel explained that the change is needed to provide greater options for persons desiring to open a borrow pit. Currently a “reclamation bond” is the only option for providing the security needed to ensure the site is reclaimed in accordance with the approved reclamation plan. Practical experience from a current applicant, County staff research and corroboration from the State of Kansas Conservation Commission indicates that “reclamation bonds” have become virtually impossible to acquire, especially for smaller start-up companies, even though they may have excellent credit. This is due to the perception in the industry that such bonds are extremely risky. A current example is Greg Wilson who was approved, by the Board of Zoning Appeals, to operate a borrow pit, provided a

reclamation bond is secure. Mr. Wilson already has a sufficient letter of credit but can not get a reclamation bond. Mr. Wedel explained that staff is requesting the Planning Board initiate the amendment to provide alternative options to Mr. Wilson and subsequent borrow pit developers. County counsel is satisfied that a letter of credit or a certificate of deposit are acceptable securities that protect the County's interests.

Mr. Clement asked if the letter of credit was very specific to a site.

Mr. Wedel stated that the letter of credit is very site-specific and is very secure in that the funds must be provided by the bank upon the County's request, do questions asked.

Lorn Clement moved that the Planning Board be the applicant for the petition to amend the zoning regulations to provide the security options for borrow pits as described by Mr. Wedel.

Tom Taul seconded. Motion carried 4-0.

### **VISION 2025 DRAFT PLAN AND PUBLIC PARTICIPATION PLAN**

Jon Larson opened the public hearing.

Monty Wedel, Director, presented the draft Vision 2025 Plan. Mr. Wedel explained that the Vision 2025 Committee has had their final meeting and have approved the Plan as a draft for presentation to the Planning Board, Board of County Commissioners and the general public. Mr. Wedel pointed out that the Planning Board is know the body that must first decide if any changes are needed in order to adopt the Plan. Mr. Wedel asked the Planning Board to also approved the draft for presentation to the Board of County Commissioners and to the general public.

Tom Taul stated that he thought the draft looked good. Dr. Taul said the Committee did an excellent job. Dr. Taul stated that it's a great document to read and it challenges your mind to think. Dr. Taul stated this draft seems to address many of the problems that may arise.

Lorn Clement stated that some serious arguments will happen during the public meetings. Mr. Clement stated that he hopes the public gets a sense of how hard and long the committee worked on this draft.

Mr. Wedel stated that it would be tough to give the public the education that they need to understand the draft but that is is very important to do so.

Mr. Clement stated that it must be shown that this draft has been tested.

Dr. Taul explained that the public will focus on their own property and may not look at the draft as a whole.

Mr. Clement moved to accept the Vision 2025 draft as acceptable for presentation to the public.

Dr. Taul seconded. Motion carried 4-0.

Mr. Wedel also presented the draft Vision 2025 Public Participation Plan for approval. He explained that the Committee had also approved this draft. Mr. Wedel asked the Board if there was anything they would like to change with the Public Participation Plan. Mr. Wedel stated that the committee seemed to agree with everything but the schedule is still tentative because the Committee wanted to review the overall presentation in a mock public meeting before proceeding. Mr. Wedel suggested that meeting be a joint meeting with the Riley County Planning Board. The Planning Board agreed.

Mr. Clement stated that he thought the voting machine that the committee was introduced to at the last Vision 2025 meeting was a good idea.

Mr. Wedel announced that he will be on KMAN's In Focus radio show on Tuesday and Wednesday to talk about Vision 2025.

Tom Taul moved to approve the Public Participation Plan.

Becky Mosier seconded. Motion carried 4-0.

Meeting was adjourned at 8:04 PM.